



April 25, 2018

Stacey Nerger Associate Planners
Town of Parker
Community Development Department
20120 East Mainstreet
Parker, CO 80138

RE: **Trails at Crowfoot Filing No. 13 – Final Plat**
[Application SUB17-053]

Dear Ms. Nerger:

CVL Consultants of Colorado, Inc. has considered comments from Town of Parker Planning Department, Town of Parker Engineering Department and Parker Water and Sanitation District for the referenced project. We have restated the comments below and addressed them per the italicized responses.

TRAILS AT CROWFOOT FILING 13, Stacey Nerger, Associate Planner, snerger@parkeronline.org
Final Plat

Comment: Planning Staff has no additional comments on the Final Plat.

Complied: Yes No

Response: Acknowledged.

Landscaping Plan

1. Comment: Please refer to the attached “redline” comments within the Landscape Plans for staff’s requested changes.

Response: Revisions to plans were made per staff’s request.

General

2. Comment: Please update the streetscape cost estimate with any reduction in street trees due to sight triangle issues.

Complied: Yes No

Response: The cost estimate is up to date.

3. Comment: A draft subdivision agreement has been forwarded to the application. Please review and let us know if you have any changes or questions.

Complied: Yes No

Response: Acknowledged.

OUTSIDE REFERRAL AGENCY COMMENTS

Comment: Please address all referral agency comments with a written response. Please log into eTrackit Project No.SUB17-053, and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.

Complied: Yes No

Response: Acknowledged, see responses below.

PARKER WATER AND SANITATION DISTRICT, Drayton Sanderson, Engineer
Documents and Fees due before PWSD Approval

- Comment: Submit an executed Standard Improvement Agreement with all required exhibits.

Response: Acknowledged, executed SIA will be submitted.

- Comment: A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted.

Response: Acknowledged.

- Comment: PWSD's construction inspector and lab technician may request developer install PWSD water quality sampling station at their discretion based on our standards.

Response: Acknowledged.

- Comment: PWSD has no further design comments.

Response: Acknowledged.

- Comment: Engineering inspection/review fees, SIA, letter of credit and mylars signed by Randy Capra with the Town of Parker must be submitted before PWSD approval.

Response: Acknowledged.

Aztec Comments

Comment: Label for each lot

Response: Sight easements labeled for each lot.

Comment: Distance to sight easement

Response: Distance to sight easement shown on all.

Comment: Label bearing and distance of easement for each lot

Response: Bearing and distance for easement shown on each lot.

Comment: Label bearing and distance of easement for each lot

Response: Bearing and distance for easement shown on each lot.

If you have any additional questions please do not hesitate to contact me directly at 720-249-3588

Sincerely,

CVL Consultants of Colorado, Inc.



Brian Wilson PE
Senior Project Manager